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Lanesborough Court, Gosforth NE3 3BZ















With extensive communal gardens, its own private front door and off-street parking. This two bedroom ground floor apartment is located within this landmark Victorian conversion, originally designed by architect WL Moffat, and constructed in 1869. Lanesborough Court, granted Grade II listing, was sympathetically converted by Yuill Homes during the turn of the last millennium. St Nicholas Hospital Conservation Area offers a tranquil and gated setting in the middle of the City and gives excellent access to everything Gosforth has to offer.

The accommodation briefly comprises: entrance hall with storage cupboard; 20ft open plan living area with dual windows, kitchen area with a range of fitted units, work surfaces and spot lighting; bathroom with three piece suite; two bedrooms, bedroom one with an en-suite shower room and bedroom two with south and west facing windows. Externally, as well as the delightful south facing communal gardens, the apartment also benefits from a carport. Early viewings are advised to avoid disappointment.

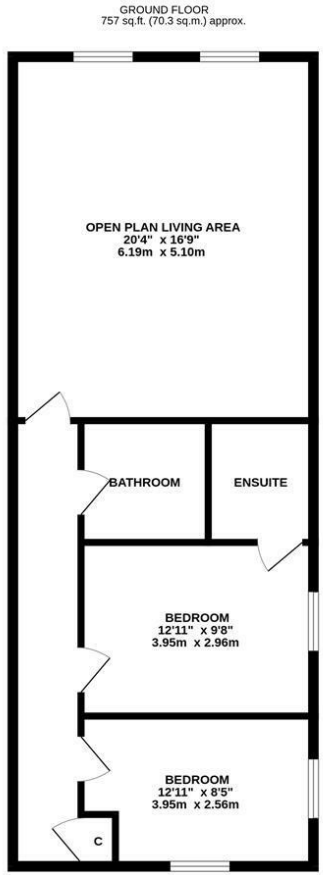
Ground Floor Conversion Apartment | 757 Sq ft (70.3m2) | Two Bedrooms | 20ft Open Plan Living Area | Bathroom | En-Suite to Bedroom One | Off-Street Parking | Leasehold with 975 Years Remaining | Service Charge £2,199.61 Per Annum | Council Tax Band C | EPC: Rating C












TOTAL FLOOR AREA : 757 sq.ft. (70.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**Offers Over £195,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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